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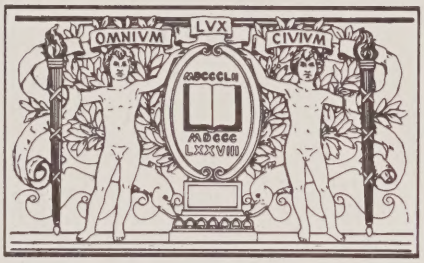

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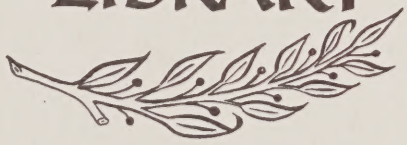

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Philadelphia - Boston Profile;

Demographics, Economy, Development, Planning Directions

Jeff Brown and Greg Perkins

Boston Redevelopment Authority
Research Department

March 1987

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City of Boston

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Development: Office, Hotel, Convention Center

Approach to Planning and Development

Philadelphia

Population and Housing

Philadelphia is the fifth largest city in the United States. As of July 1984, Philadelphia's population was 1,646,713, or 2.5 less than the March 1980 Census figure. That represented a stabilizing of population after the 13.4 percent drop between 1970 and 1980. Like Boston, Philadelphia experienced declines in population in the 1950s and 1960s. Over the three decades since 1950, Philadelphia lost 380,000 or 18 percent of its population, while Boston fell by 238,000 or 30 percent.

Geographically, Philadelphia covers three times the area of Boston while its population density, 12,413 per square mile in 1980, just about matches that of Boston.

According to data from the 1980 Census, Philadelphia had a larger proportion of black residents, 38 percent of all persons, than Boston, but had smaller proportions of Asian and Pacific Islander and Hispanic residents. The two cities had comparable poverty rates, 20 percent of all persons, but Philadelphia's median household income was somewhat higher at $13,854 than Boston's median, $12,530.

The median age of Philadelphia residents, 31.7 years, was nearly three years higher than the Boston median due to the greater proportion of young adults in the latter city. A relatively low degree of immigration is apparent from the fact that 73 percent of Philadelphia's residents were born in Pennsylvania. In comparison, 58 percent of Boston's residents were born in the Bay State.

Educational attainment was lower in Philadelphia, where 54 percent of persons 25 years and over had 12 or more years of school, than in Boston where the figure was 68 percent. For adults with 16 or more years of school, Philadelphia's percentage was 11 compared to Boston's 20 percent. Private school enrollment was even more prevalent in Philadelphia than in Boston. Where 28 percent of Boston's elementary and high school students were enrolled in private schools, 33 percent of Philadelphia's school children were getting private education.

Philadelphia's households are somewhat larger (2.66 persons per household) than those in Boston (2.40), and family households are much more prevalent in Philadelphia. Whereby just over one-half of Boston's households are family households, families make up two-thirds of all households in Philadelphia.

The housing stock of Philadelphia is nearly three times the size of that in Boston. While the age of the housing is about the same in the two cities, other characteristics differ considerably. In sharp contrast, two-thirds of Philadelphia's housing units are in single-unit structures, where the Boston figure is only 16 percent. Merely 18 percent of Philadelphia's housing units are in structures with five or more units, compared to 43 percent in Boston. Four of every ten units are rented in Philadelphia, in contrast to seven of ten in Boston. Growth in Philadelphia's housing stock, 1.7 percent between 1970 and 1980, left the vacancy rate at 9.5 percent in 1980, an identical rate to that in Boston at the time.

TABLE 1. DEMOGRAPHICS; POPULATION, RACE, ETHNICITY, AGE, HOUSEHOLD COMPOSITION, INCOME; COMPARATIVE ANALYSIS OF PHILADELPHIA AND BOSTON

	PHILADELPHIA	BOSTON
Land Area (sq.mi.)	136.0	47.2
Population (1980)	1,688,210	562,994
Percent Change 1970-1980	-13.4	-12.2
Percent Change 1950-1980	-18.4	-29.7
Population per Square Mile	12,413	11,928
Race (percent of total)		
White	58.5	70.5
Black	37.8	22.5
Asian & Pacific Islander	1.2	2.9
Spanish Origin	3.8	6.5
Age (percent)		
Under 5 Years	6.4	5.3
5 to 17 years	19.5	16.3
18 to 64 Years	60.0	65.7
65 Years and Over	14.1	12.7
Median Age (years)	31.7	28.9
Persons Born in State Where Now Residing (percent)	73.0	58.0
Households	619,781	218,457
Persons per Household	2.66	2.40
Family Households (percent)	66.6	53.3
Nonfamily Households (percent)	33.4	46.7
Median Household Income ($)	$13,169	$12,530
Percent of Persons Below Poverty Level	20.6	20.2
Population (July 1984)	1,646,713	570,719
Percent Change 1980-1984	-2.5	1.4

Source: U.S. Bureau of the Census, County and City Data Book, 1983; Census News Release, 1986.

TABLE 2. HOUSING AND JOBS-POPULATION RATIO:
COMPARATIVE ANALYSIS OF PHILADELPHIA AND BOSTON

	PHILADELPHIA	BOSTON
Housing, 1980		
Total Units	685,131	241,444
Percent Change 1970-1980	1.7	3.9
Vacant units (percent)	9.5	9.5
Units in Structure, Percent with:		
One Unit	65.3	15.6
5 or More Units	18.0	42.8
Year Structure Built		
Percent Built:		
1970 to March 1980	5.5	7.2
1960 to 1969	10.1	9.0
1939 or Earlier	58.4	63.0
Renter-Occupied Units		
Percent of All Occupied Units	39.0	72.8
Employment/Residents Ratio	1.3	1.9
Persons Working Outside City of Residence (percent)	14.3	25.2

Source: U.S. Bureau of the Census, County and City Data Book, 1983.

Labor Force and Employment

Between 1980 and 1984, Philadelphia did not experience economic growth to the extent that Boston did during those years. In the Philadelphia metropolitan area, the labor force expanded by only 3.9 percent over the four years, compared to 7.0 percent in the Boston metropolitan area. The number of unemployed persons in the Philadelphia area increased by the same 3.9 percent, resulting in no improvement in its 6.8 unemployment rate between 1980 and 1984. In the Boston area, the unemployment rate fell from 5.3 percent to 4.3 percent over the four-year period. See Table 3A. Since 1984, the Philadelphia area has seen a decrease in its unemployment rate, to 4.9 in 1985 and to 3.6 in December 1986. The comparative rates in the Boston area were 3.2 and 2.6 percent. See Table 3B.

In the absence of comparative labor force data for cities, data on Boston and Philadelphia's respective central city countries provide close approximations for the cities. Those data indicate that, unlike Suffolk County, Philadelphia County did not show improvement in labor market conditions between 1980 and 1984. In the latter, the labor force grew by merely 2.5 percent while the number of unemployed persons expanded by 6.5 percent, pushing the unemployment rate up from 7.7 percent in 1980 to 8.0 percent in 1984. In contrast, Suffolk County's labor force grew by 6.1 percent and the unemployment rate fell from 7.0 to 5.6 percent. See Table 3.

Looking at employment by industry, Suffolk County recovered strongly from the recessions of the 1970s as gains in services, finance and retail trade more than offset losses in manufacturing. Between 1978 and 1984, Suffolk County employment increased by 63,000 or 1.8 percent per year, after a loss of 39,000 between 1969 and 1978 See Tables 4A-4C.

Philadelphia County's employment decreased steadily after 1969. By 1978, the county had lost 193,000 jobs or 18 percent of its employment base. Except for services and mining, all major industry types lost employment. The decline abated somewhat between 1978 and 1984, but losses in manufacturing, transportation and public utilities, and trade exceeded gains in services. By 1984, manufacturing employment in Philadelphia County had declined to less than one-half of its 1969 level. See Tables 5A-5C. Although employment in services grew by over 50,000, all other sectors lost substantial numbers of employees.

Comparable data series on employment by industry by city are available for 1970 and 1985. Looking at those data, the composition of Philadelphia's employment base was heavily weighted toward manufacturing in 1970. However by 1985, manufacturing's share of total employment had fallen from 26 percent to 14 percent. Meanwhile, services increased its share of total employment from 20 percent to 31 percent and the other sectors maintained fairly constant shares. In contrast, Suffolk County's specialties in 1970 were services and trade. By 1985, services' share of total employment had grown from 25 percent to 38 percent and trade had fallen from 23 percent to 15 percent. Manufacturing's share fell from 12 percent to 7 percent, while finance/insurance/real estate took up some of the slack over the period. See Table 5D.

The Philadelphia metropolitan area experienced modest growth, 163,000 jobs or 1.2 percent per year, between 1978 and 1984. Over the same period, the Boston area gained 364,000 jobs at a rate of 2.9 percent per year. See Tables 6A-6C and 7A-7C.

A comparison of these metropolitan areas and their central city counties indicates that the disparity between city and suburbs was greater in Philadelphia than in Boston. Between 1969 and 1984, the average annual percent change in employment in the Philadelphia metro area was 0.53 compared to -1.58 in Philadelphia County, a difference of 2.11. In the Boston metro area the average annual percent change over the period was 1.79 compared to 0.28 in Suffolk County, a difference of 1.51. Between 1978 and 1984 the disparity was more marked. Suffolk County accounted 17 percent of the metro area's growth, but Philadelphia County lost 34,000 jobs while its metro area gained 163,000.

As another indicator of the city's economic role in its metropolitan area, Suffolk County's share of the Boston metro area's employment has diminished slightly, from 33 percent in 1969 to 27 percent in 1984. In the important services sector, Suffolk's share was 36 percent in 1969 and 32 percent in 1984. The greatest losses of share were in construction, 26 to 16 percent, manufacturing, 18 to 11 percent, and wholesale trade, 46 to 24 percent over the 15-year period. See Table 8.

Philadelphia County's share of employment in its metro area fell from 49 percent in 1969 to 36 percent in 1984. Losses in share occurred in all maj sectors with the exception of government which held steady at 47 percent. Se Table 9.

Per capita personal income in Suffolk and Philadelphia counties started out at about the same level in 1959, and at the same ratio to personal income in their respective metro areas (89 percent). By 1984, per capita personal income had grown to $13,062 in Suffolk County compared to $11,272 in Philadelphia County. The comparable figures in their respective metro areas reached a similar differential in 1984. See Table 10.

TABLE 3A. LABOR FORCE AND UNEMPLOYMENT, PHILADELPHIA AND BOSTON, 1980 AND 1984

(thousands of persons)

	1980	1984	Percent Change 1980-1984
Philadelphia County			
Labor Force	787.0	807.0	2.5
Unemployed	60.3	64.2	6.5
Unemployment Rate (%)	7.7	8.0	--
Philadelphia Metro Area/1			
Labor Force	2,158.0	2,243.0	3.9
Unemployed	147.3	153.0	3.9
Unemployment Rate (%)	6.8	6.8	--

	1980	1984	Percent Change 1980-1984
Suffolk County			
Labor Force	314.0	333.0	6.1
Unemployed	22.0	18.5	-15.9
Unemployment Rate (%)	7.0	5.6	--
Boston Metro Area/2			
Labor Force	1,863.0	1,993.0	7.0
Unemployed	98.3	85.9	-12.6
Unemployment Rate (%)	5.3	4.3	--

1/Primary Metropolitan Statistical Area (PMSA)
2/New England County Metropolitan Area (NECMA)

Source: U.S. Department of Commerce, State and Metropolitan Data Book 1986, Table A, Bureau of Labor Statistics data.

TABLE 3B. AVERAGE ANNUAL UNEMPLOYMENT RATES, PHILADELPHIA AND BOSTON, 1983-1986

	1983	1984	1985	December * 1985	1986
Philadelphia	8.5	6.8	5.9	5.2	3.6
Boston	6.9	4.1	3.4	3.2	2.6

* Not seasonally adjusted.
Source: U.S. Dept. of Labor, Bureau of Labor Statistics.

TABLE 4A. AGGREGATE FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY - SUFFOLK COUNTY

	1969	1970	1972	1978	1984
TOTAL EMPLOYMENT	586,934	580,725	567,807	548,815	611,787
PRIVATE	492,653	487,051	472,019	454,780	515,979
AG.SERV.,FOR.,FISH.,AND OTHER	879	890	0	818	1,178
MINING	124	117	0	118	165
CONSTRUCTION	22,599	22,737	22,059	10,875	13,726
MANUFACTURING	73,707	67,893	60,141	56,968	50,293
TRANSPORTATION AND PUBLIC UTILITIES	42,771	43,637	41,516	35,217	39,922
WHOLESALE TRADE	46,403	44,941	41,106	30,143	31,575
RETAIL TRADE	85,507	86,174	78,791	63,402	72,529
FINANCE, INSURANCE AND REAL ESTATE	73,000	74,352	71,632	67,089	82,223
SERVICES	147,663	146,310	155,816	190,150	224,368
GOVERNMENT AND GOVERNMENT ENTERPRISES	94,281	93,674	95,788	94,035	95,808
FEDERAL, CIVILIAN	30,141	29,279	27,264	23,950	21,143
MILITARY	13,197	10,778	9,267	5,178	5,263
STATE AND LOCAL	50,943	53,617	59,257	64,907	69,402

Note: "0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 4B. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
SUFFOLK COUNTY - 1969-1984

	1969-84 Change	1969-84 AnAvg*
TOTAL EMPLOYMENT	24,853	0.28
PRIVATE	23,326	0.31
AG.SERV.,FOR.,FISH.,AND OTHER	299	1.97
MINING	41	1.92
CONSTRUCTION	(8,873)	-3.27
MANUFACTURING	(23,414)	-2.52
TRANSPORTATION AND PUBLIC UTILITIES	(2,849)	-0.46
WHOLESALE TRADE	(14,828)	-2.53
RETAIL TRADE	(12,978)	-1.09
FINANCE, INSURANCE AND REAL ESTATE	9,223	0.80
SERVICES	76,705	2.83
GOVERNMENT AND GOVERNMENT ENTERPRISES	1,527	0.11
FEDERAL, CIVILIAN	(8,998)	-2.34
MILITARY	(7,934)	-5.94
STATE AND LOCAL	18,459	2.08

Notes: * Average annual percent change computed with compound rate method
"0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 4C. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
SUFFOLK COUNTY - SELECTED TIME PERIODS

	1969-72 Change	1969-72 AnAvg*	1972-78 Change	1972-78 AnAvg*	1978-84 Change	1978-84 AnAvg*
TOTAL EMPLOYMENT	(19,127)	-1.10	(18,992)	-0.57	62,972	1.83
PRIVATE	(20,634)	-1.42	(17,239)	-0.62	61,199	2.13
AG.SERV.,FOR.,FISH.,AND OTHER	(879)	-100.00	818	ERR	360	6.27
MINING	(124)	-100.00	118	ERR	47	5.75
CONSTRUCTION	(540)	-0.80	(11,184)	-11.12	2,851	3.96
MANUFACTURING	(13,566)	-6.56	(3,173)	-0.90	(6,675)	-2.06
TRANSPORTATION AND PUBLIC UTILITIES	(1,255)	-0.99	(6,299)	-2.71	4,705	2.11
WHOLESALE TRADE	(5,297)	-3.96	(10,963)	-5.04	1,432	0.78
RETAIL TRADE	(6,716)	-2.69	(15,389)	-3.56	9,127	2.27
FINANCE, INSURANCE AND REAL ESTATE	(1,368)	-0.63	(4,543)	-1.09	15,134	3.45
SERVICES	8,153	1.81	34,334	3.37	34,218	2.80
GOVERNMENT AND GOVERNMENT ENTERPRISES	1,507	0.53	(1,753)	-0.31	1,773	0.31
FEDERAL, CIVILIAN	(2,877)	-3.29	(3,314)	-2.14	(2,807)	-2.06
MILITARY	(3,930)	-11.12	(4,089)	-9.25	85	0.27
STATE AND LOCAL	8,314	5.17	5,650	1.53	4,495	1.12

Notes: * Average annual percent change computed with compound rate method
"0" or "ERR" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 5A. AGGREGATE FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY - PHILADELPHIA COUNTY

	1969	1970	1972	1978	1984
TOTAL EMPLOYMENT	1,067,700	1,030,753	997,265	874,940	840,312
PRIVATE	900,821	863,646	828,086	719,201	682,543
AG.SERV.,FOR.,FISH.,AND OTHER	881	997	940	918	1,004
MINING	100	92	112	207	286
CONSTRUCTION	41,508	39,315	37,117	21,059	21,046
MANUFACTURING	262,402	241,341	213,816	152,299	109,555
TRANSPORTATION AND PUBLIC UTILITIES	70,474	68,811	65,232	58,568	48,139
WHOLESALE TRADE	69,655	67,292	62,605	51,497	47,773
RETAIL TRADE	146,003	139,783	133,239	118,500	113,569
FINANCE, INSURANCE AND REAL ESTATE	78,430	79,346	79,220	75,549	74,216
SERVICES	231,368	226,669	235,805	240,604	266,955
GOVERNMENT AND GOVERNMENT ENTERPRISES	166,854	167,078	169,147	155,716	157,746
FEDERAL, CIVILIAN	70,328	67,861	63,382	51,565	54,146
MILITARY	18,484	16,880	14,839	12,014	16,685
STATE AND LOCAL	78,042	82,337	90,926	92,137	86,915

Note: "0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 5B. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
PHILADELPHIA COUNTY - 1969-1984

	1969-84 Change	1969-84 AnAvg*
TOTAL EMPLOYMENT	(227,388)	-1.58
PRIVATE	(218,278)	-1.83
AG.SERV.,FOR.,FISH.,AND OTHER	123	0.88
MINING	186	7.26
CONSTRUCTION	(20,462)	-4.43
MANUFACTURING	(152,847)	-5.66
TRANSPORTATION AND PUBLIC UTILITIES	(22,335)	-2.51
WHOLESALE TRADE	(21,882)	-2.48
RETAIL TRADE	(32,434)	-1.66
FINANCE, INSURANCE AND REAL ESTATE	(4,214)	-0.37
SERVICES	35,587	0.96
GOVERNMENT AND GOVERNMENT ENTERPRISES	(9,108)	-0.37
FEDERAL, CIVILIAN	(16,182)	-1.73
MILITARY	(1,799)	-0.68
STATE AND LOCAL	8,873	0.72

Notes: * Average annual percent change computed with compound rate method
"0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 5C. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
PHILADELPHIA COUNTY - SELECTED TIME PERIODS

	1969-72 Change	1969-72 AnAvg*	1972-78 Change	1972-78 AnAvg*	1978-84 Change	1978- AnAvg
TOTAL EMPLOYMENT	(70,435)	-2.25	(122,325)	-2.16	(34,628)	-0.
PRIVATE	(72,735)	-2.77	(108,885)	-2.32	(36,658)	-0.
AG.SERV.,FOR.,FISH.,AND OTHER	59	2.18	(22)	-0.39	86	1.
MINING	12	3.85	95	10.78	79	5.
CONSTRUCTION	(4,391)	-3.66	(16,058)	-9.01	(13)	-0.
MANUFACTURING	(48,586)	-6.60	(61,517)	-5.50	(42,744)	-5.
TRANSPORTATION AND PUBLIC UTILITIES	(5,242)	-2.54	(6,664)	-1.78	(10,429)	-3.
WHOLESALE TRADE	(7,050)	-3.49	(11,108)	-3.20	(3,724)	-1.
RETAIL TRADE	(12,764)	-3.00	(14,739)	-1.93	(4,931)	-0.
FINANCE, INSURANCE AND REAL ESTATE	790	0.33	(3,671)	-0.79	(1,333)	-0.
SERVICES	4,437	0.64	4,799	0.34	26,351	1.
GOVERNMENT AND GOVERNMENT ENTERPRISES	2,293	0.46	(13,431)	-1.37	2,030	0.
FEDERAL, CIVILIAN	(6,946)	-3.41	(11,817)	-3.38	2,581	0.
MILITARY	(3,645)	-7.06	(2,825)	-3.46	4,671	5.
STATE AND LOCAL	12,884	5.23	1,211	0.22	(5,222)	-0.

Notes: * Average annual percent change computed with compound rate method
"0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 5D. COMPOSITION OF EMPLOYMENT BY INDUSTRY, PHILADELPHIA AND BOSTON, SELECTED YEARS, 1970-1985

(in percent)

PHILADELPHIA CITY Industry	1970	1976	1980	1985
Construction	3.6	2.1	2.6	2.4
Manufacturing	25.6	19.7	17.3	13.7
Transp/Comm/Pub Util.	7.3	6.9	6.7	6.0
Whole/Retail Trade	19.4	19.0	18.5	19.3
Finance/Ins/Real Est.	7.8	8.1	8.5	8.8
Services	19.6	24.5	27.5	31.4
Government	16.7	19.6	18.8	18.6
Total All Industries	100.0	100.0	100.0	100.0

BOSTON CITY Industry	1970	1976	1980	1985
Construction	3.9	2.9	2.0	2.3
Manufacturing	11.7	10.5	9.3	7.2
Transp/Comm/Pub Util.	7.5	6.8	6.7	6.2
Whole/Retail Trade	22.6	17.4	15.5	15.1
Finance/Ins/Real Est.	12.8	12.7	13.0	14.3
Services	25.4	33.1	36.1	38.3
Government	16.1	16.6	17.3	16.7
Total All Industries	100.0	100.0	100.0	100.0

Sources: Boston City, Bureau of Economic Analysis, and BRA; Others, Bureau of Labor Statistics, Employment and Earnings.

TABLE 6A. AGGREGATE FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY - BOSTON METROPLOLITAN AREA

	1969	1970	1972	1978	1984
TOTAL EMPLOYMENT	1,765,214	1,765,165	1,778,283	1,938,447	2,302,054
PRIVATE	1,509,455	1,505,097	1,506,460	1,642,225	2,017,706
AG.SERV.,FOR.,FISH.,AND OTHER	0	0	0	0	0
MINING	656	621	0	0	1,723
CONSTRUCTION	85,840	85,790	89,955	66,038	88,096
MANUFACTURING	402,813	383,651	353,918	395,630	441,626
TRANSPORTATION AND PUBLIC UTILITIES	88,465	90,654	93,201	90,812	96,739
WHOLESALE TRADE	100,216	100,678	101,557	102,053	129,564
RETAIL TRADE	291,329	297,675	298,959	311,117	365,685
FINANCE, INSURANCE AND REAL ESTATE	116,595	120,415	122,934	134,070	165,197
SERVICES	415,935	418,086	437,538	532,398	705,519
GOVERNMENT AND GOVERNMENT ENTERPRISES	249,493	253,893	265,767	290,738	279,301
FEDERAL, CIVILIAN	52,701	51,269	50,203	46,345	45,604
MILITARY	35,608	34,345	29,155	29,176	30,156
STATE AND LOCAL	161,184	168,279	186,409	215,217	203,541

Note: "0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 6B. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
BOSTON METROPOLITAN AREA - 1969-1984

	1969-84 Change	1969-84 AnAvg*
TOTAL EMPLOYMENT	536,840	1.79
PRIVATE	508,251	1.95
AG.SERV.,FOR.,FISH.,AND OTHER	0	ERR
MINING	1,067	6.65
CONSTRUCTION	2,256	0.17
MANUFACTURING	38,813	0.62
TRANSPORTATION AND PUBLIC UTILITIES	8,274	0.60
WHOLESALE TRADE	29,348	1.73
RETAIL TRADE	74,356	1.53
FINANCE, INSURANCE AND REAL ESTATE	48,602	2.35
SERVICES	289,584	3.59
GOVERNMENT AND GOVERNMENT ENTERPRISES	29,808	0.76
FEDERAL, CIVILIAN	(7,097)	-0.96
MILITARY	(5,452)	-1.10
STATE AND LOCAL	42,357	1.57

Notes: * Average annual percent change computed with compound rate method
"0" or "ERR" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 6C. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
BOSTON METROPOLITAN AREA - SELECTED TIME PERIODS

	1969-72 Change	1969-72 AnAvg*	1972-78 Change	1972-78 AnAvg*	1978-84 Change	1978-84 AnAvg*
TOTAL EMPLOYMENT	13,069	0.25	160,164	1.45	363,607	2.91
PRIVATE	(2,995)	-0.07	135,765	1.45	375,481	3.49
AG.SERV.,FOR.,FISH.,AND OTHER	0	ERR	0	ERR	0	ERR
MINING	(656)	-100.00	0	ERR	1,723	ERR
CONSTRUCTION	4,115	1.57	(23,917)	-5.02	22,058	4.92
MANUFACTURING	(48,895)	-4.22	41,712	1.87	45,996	1.85
TRANSPORTATION AND PUBLIC UTILITIES	4,736	1.75	(2,389)	-0.43	5,927	1.06
WHOLESALE TRADE	1,341	0.44	496	0.08	27,511	4.06
RETAIL TRADE	7,630	0.87	12,158	0.67	54,568	2.73
FINANCE, INSURANCE AND REAL ESTATE	6,339	1.78	11,136	1.46	31,127	3.54
SERVICES	21,603	1.70	94,860	3.32	173,121	4.80
GOVERNMENT AND GOVERNMENT ENTERPRISES	16,274	2.13	24,971	1.51	(11,437)	-0.67
FEDERAL, CIVILIAN	(2,498)	-1.61	(3,858)	-1.32	(741)	-0.27
MILITARY	(6,453)	-6.45	21	0.01	980	0.55
STATE AND LOCAL	25,225	4.97	28,808	2.42	(11,676)	-0.93

Notes: * Average annual percent change computed with compound rate method
"0" or "ERR" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 7A. AGGREGATE FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY - PHILADELPHIA METROPLOLITAN AREA

	1969	1970	1972	1978	1984
TOTAL EMPLOYMENT	2,151,026	2,128,450	2,132,140	2,165,997	2,328,889
PRIVATE	1,787,053	1,762,544	1,768,149	1,815,173	1,978,760
AG.SERV.,FOR.,FISH.,AND OTHER	7,082	7,389	0	0	13,504
MINING	1,791	1,830	0	0	2,206
CONSTRUCTION	103,909	101,850	106,025	89,153	101,466
MANUFACTURING	588,932	554,699	507,925	459,082	403,390
TRANSPORTATION AND PUBLIC UTILITIES	111,956	110,922	109,738	106,930	102,829
WHOLESALE TRADE	112,798	112,723	114,588	120,760	139,090
RETAIL TRADE	315,292	317,480	326,122	352,536	379,425
FINANCE, INSURANCE AND REAL ESTATE	121,855	128,100	136,789	155,176	176,554
SERVICES	423,438	427,551	456,549	518,501	658,828
GOVERNMENT AND GOVERNMENT ENTERPRISES	349,602	351,127	349,137	334,851	334,649
FEDERAL, CIVILIAN	93,014	90,710	85,191	72,430	75,873
MILITARY	81,885	76,504	61,081	38,856	48,569
STATE AND LOCAL	174,703	183,913	202,865	223,565	210,207

Note: "0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 7B. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
PHILADELPHIA METROPOLITAN AREA - 1969-1984

	1969-84 Change	1969-84 AnAvg*
TOTAL EMPLOYMENT	177,863	0.53
PRIVATE	191,707	0.68
AG.SERV.,FOR.,FISH.,AND OTHER	6,422	4.40
MINING	415	1.40
CONSTRUCTION	(2,443)	-0.16
MANUFACTURING	(185,542)	-2.49
TRANSPORTATION AND PUBLIC UTILITIES	(9,127)	-0.57
WHOLESALE TRADE	26,292	1.41
RETAIL TRADE	64,133	1.24
FINANCE, INSURANCE AND REAL ESTATE	54,699	2.50
SERVICES	235,390	2.99
GOVERNMENT AND GOVERNMENT ENTERPRISES	(14,953)	-0.29
FEDERAL, CIVILIAN	(17,141)	-1.35
MILITARY	(33,316)	-3.42
STATE AND LOCAL	35,504	1.24

Notes: * Average annual percent change computed with compound rate method
"0" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 7C. CHANGES IN FULL-TIME AND PART-TIME EMPLOYMENT BY INDUSTRY
PHILADELPHIA METROPOLITAN AREA - SELECTED TIME PERIODS

	1969-72 Change	69-72 AnAvg*	1972-78 Change	1972-78 AnAvg*	1978-84 Change	1978-84 AnAvg*
TOTAL EMPLOYMENT	(18,886)	-0.29	33,857	0.26	162,892	1.22
PRIVATE	(18,904)	-0.35	47,024	0.44	163,587	1.45
AG.SERV.,FOR.,FISH.,AND OTHER	(7,082)	-100.00	0	ERR	13,504	ERR
MINING	(1,791)	-100.00	0	ERR	2,206	ERR
CONSTRUCTION	2,116	0.67	(16,872)	-2.85	12,313	2.18
MANUFACTURING	(81,007)	-4.81	(48,843)	-1.67	(55,692)	-2.13
TRANSPORTATION AND PUBLIC UTILITIES	(2,218)	-0.66	(2,808)	-0.43	(4,101)	-0.65
WHOLESALE TRADE	1,790	0.53	6,172	0.88	18,330	2.38
RETAIL TRADE	10,830	1.13	26,414	1.31	26,889	1.23
FINANCE, INSURANCE AND REAL ESTATE	14,934	3.93	18,387	2.12	21,378	2.17
SERVICES	33,111	2.54	61,952	2.14	140,327	4.07
GOVERNMENT AND GOVERNMENT ENTERPRISES	(465)	-0.04	(14,286)	-0.69	(202)	-0.01
FEDERAL, CIVILIAN	(7,823)	-2.89	(12,761)	-2.67	3,443	0.78
MILITARY	(20,804)	-9.31	(22,225)	-7.26	9,713	3.79
STATE AND LOCAL	28,162	5.11	20,700	1.63	(13,358)	-1.02

Notes: * Average annual percent change computed with compound rate method
"0" or "ERR" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 8. SUFFOLK COUNTY EMPLOYMENT AS PERCENT OF BOSTON METROPOLITAN AREA EMPLOYMENT BY INDUSTRY

	1969	1970	1972	1978	1984
TOTAL EMPLOYMENT	33.25	32.90	31.93	28.31	26.58
PRIVATE	32.64	32.36	31.33	27.69	25.57
AG.SERV.,FOR.,FISH.,AND OTHER	ERR	ERR	ERR	ERR	ERR
MINING	18.90	18.84	ERR	ERR	9.58
CONSTRUCTION	26.33	26.50	24.52	16.47	15.58
MANUFACTURING	18.30	17.70	16.99	14.40	11.39
TRANSPORTATION AND PUBLIC UTILITIES	48.35	48.14	44.54	38.78	41.27
WHOLESALE TRADE	46.30	44.64	40.48	29.54	24.37
RETAIL TRADE	29.35	28.95	26.36	20.38	19.83
FINANCE, INSURANCE AND REAL ESTATE	62.61	61.75	58.27	50.04	49.77
SERVICES	35.50	35.00	35.61	35.72	31.80
GOVERNMENT AND GOVERNMENT ENTERPRISES	37.79	36.90	36.04	32.34	34.30
FEDERAL, CIVILIAN	57.19	57.11	54.31	51.68	46.36
MILITARY	37.06	31.38	31.79	17.75	17.45
STATE AND LOCAL	31.61	31.86	31.79	30.16	34.10

Note: "0" or "ERR" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 9. PHILADELPHIA COUNTY EMPLOYMENT AS PERCENT OF METROPOLITAN AREA EMPLOYMENT BY INDUSTRY

	1969	1970	1972	1978	1984
TOTAL EMPLOYMENT	49.64	48.43	46.77	40.39	36.08
PRIVATE	50.41	49.00	46.83	39.62	34.49
AG.SERV.,FOR.,FISH.,AND OTHER	12.44	13.49	ERR	ERR	7.43
MINING	5.58	5.03	ERR	ERR	12.96
CONSTRUCTION	39.95	38.60	35.01	23.62	20.74
MANUFACTURING	44.56	43.51	42.10	33.17	27.16
TRANSPORTATION AND PUBLIC UTILITIES	62.95	62.04	59.44	54.77	46.81
WHOLESALE TRADE	61.75	59.70	54.63	42.64	34.35
RETAIL TRADE	46.31	44.03	40.86	33.61	29.93
FINANCE, INSURANCE AND REAL ESTATE	64.36	61.94	57.91	48.69	42.04
SERVICES	54.64	53.02	51.65	46.40	40.52
GOVERNMENT AND GOVERNMENT ENTERPRISES	47.73	47.58	48.45	46.50	47.14
FEDERAL, CIVILIAN	75.61	74.81	74.40	71.19	71.36
MILITARY	22.57	22.06	24.29	30.92	34.35
STATE AND LOCAL	44.67	44.77	44.82	41.21	41.35

Note: "0" or "ERR" indicates undisclosed information

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

TABLE 10. POPULATION AND PER CAPITA INCOME FOR COUNTIES AND METROPOLITAN AREAS

	POPULATION (THOUSANDS)					
	1959	1966	1972	1978	1980	1984
BOSTON						
County (Suffolk Co.)	787	749	736	660	649	659
Metro Area	3,337	3,613	3,755	3,678	3,665	3,695
County as % of metro area	23.57	20.74	19.60	17.96	17.70	17.83
PHILADELPHIA						
County (Philadelphia Co.)	1,987	2,006	1,893	1,725	1,685	1,647
Metro Area	4,309	4,671	4,838	4,720	4,721	4,768
County as % of metro area	46.12	42.94	39.13	36.55	35.69	34.53

	PER CAPITA PERSONAL INCOME CONSTANT 1984 DOLLARS*					
	1959	1966	1972	1978	1980	1984
BOSTON						
County (Suffolk Co.)	6,393	8,147	9,688	11,077	11,708	13,062
Metro Area	7,205	8,931	11,191	12,750	13,546	15,932
County as % of metro area	88.73	91.22	86.57	86.88	86.43	81.99
PHILADELPHIA						
County (Philadelphia Co.)	6,491	7,704	9,735	10,354	10,723	11,272
Metro Area	7,274	8,781	10,742	12,337	12,732	13,746
County as % of metro area	89.23	87.73	90.63	83.93	84.22	82.00

Note: * Income adjusted with Fixed-weighted Price Index for Gross National Product, 1982 weights. Economic Report of the President, 1986, Table B-4.

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Development: Office, Hotel, and Convention

Philadelphia has a small office market in comparison with its population. Even though Philadelphia is the fifth largest city in the nation it ranks tenth in office market size. There was, as of 1984, 15.6 million square feet of Class A office space compared to Boston's 22.8 million square feet.

Among the 33 largest downtowns in the nation Philadelphia ranked tenth in office construction between 1950 and 1984 as 39 buildings were constructed. During the 1950s, Philadelphia got off to a fast start, ranking seventh in office construction with 1.3 million square feet. In the 1960s the city ranked twelfth with 2.2 million square feet added. The decade of the 1970s saw 6.3 million additional square feet completed. From 1980 through 1983 there was 3.7 million square feet built ranking the city twelfth. As of 1984 a total of 2 million square feet of new office space was under construction ranking the city sixteenth. Philadelphia did not experience the exorbitant amount of construction as many of the major cities did during the 1980s.

Absorption of downtown office space in Philadelphia registered 747,379 square feet annually from 1970 through 1984. Philadelphia's annual absorption rate was tenth among the nation's 33 largest cities while Boston's rate was sixth. As of mid 1984 Philadelphia had 1.6 years of office supply of office space as 1.2 million square feet were vacant. This trend compared favorably to the U.S. average of 3 years of supply available.

The latest office market survey (Fall/Winter 1986) reported a 10.4 percent vacancy rate for downtown Philadelphia and 19.3 for the suburban ring. In comparison, Boston's rate was 8.1 for downtown and 15.4 for the suburbs. Even though Philadelphia's vacancy rate appears to be high, it is actually somewhat lower than the national rate.

Rental rates for Class A space were markedly lower than Boston's. For existing buildings the average for Philadelphia was $23.00 in a range of $18.50 to $30.00 compared to Boston's $31.00 average ranging from $24 to $45 dollars per square foot. For new construction Boston's $40 average outdistanced Philadelphia's $32.00 rate.

Philadelphia has a lower skyline than Boston. The tallest building in Philadelphia is City Hall Tower at 548 feet. There is only one other building over 500 feet in height compared to Boston which has 12 buildings over 500 feet. Currently in the planning stage, however, are two buildings in Philadelphia where the planned heights are over 600 feet tall.

The hotel market in Philadelphia is not as healthy as it could be, but it is improving. For the first nine months of 1986 the occupancy rate was 63.8 percent, up from 60.2 percent in the same period for 1985. These rates were below comparable nation-wide rates and below the 70 percent mark deemed good. Hotel room rates averaged $65.07 in 1986 up 5.8 percent from 1985 and almost exactly the same as the national average. Philadelphia has 14,000 hotel rooms but only 757 of them are within walking distance of the convention center in West Philadelphia.

Philadelphia is not a prime convention center. Currently the city is pushing toward a new, large convention site at the Old Reading Railroad Terminal in the Center City. The current convention center is large, it has 382,000 square feet of space with the largest meeting hall at 283,000 square feet, but it is old and poorly located from downtown hotels. An analysis of convention rankings in 1983 showed that Philadelphia ranked 13th out of 27 cities in a cumulative total of five convention site selection factors:

metropolitan population (4th), population within a 400 mile radius (9th), total city hotel rooms (15th), hotel rooms within walking distance (23rd), and number of direct national flight cities (12th). Consequently, Philadelphia ranks just about in the middle of the 27 most prime convention sites. In the rankings of actual conventions and delegates for 1983 Philadelphia placed 12th in total conventions and 16th in total delegates.

City Government, Institutions, Transportation

The City of Philadelphia has a Mayor-Council form of government and 32,000+ city employees in 1982 down 15 percent from 1975. Total city revenues were $1.56 billion in 1981 while total expenditures reached $1.63 billion. After taking out $481 million of intergovernmental revenue from state and federal governments, $844 million were raised locally through taxes. Property taxes only amounted to 24 percent of revenues or $500 per capita because the City of Philadelphia has an income tax which raises 66 percent of all tax revenues.

General expenditures per capita for the City of Philadelphia were roughly two-thirds of that for Boston. This occurs mainly because Philadelphia has a separately funded school district. Philadelphia though, does not have a separately funded water and sewer department. Over the 1975-1982 period, Philadelphia's total expenditures increased about 14 percent compared to Boston's 33 percent reduction in constant dollars.

Philadelphia is a regional headquarters for the federal government. In fact, the 51,320 federal workers is the third largest city total for federal employees following Washington, D.C. and New York City.

Philadelphia has 53 hospitals and 13,784 hospital beds which are absolutely more than Boston, although in hospital beds per capita Boston is about twice that for Philadelphia.

There are 88 degree granting colleges and universities in Philadelphia. Communications facilities include 6 television stations and 53 radio stations.

Philadelphia has an international airport, 3 railroad companies, Amtrak, and an extensive system of subway and street car facilities. Thirty percent of Philadelphia resident use public transportation to work, the seventh highest ranking of any American city. In addition, Philadelphia has the biggest freshwater port in the world.

How Cities Approach Planning for Development

Philadelphia

The City of Philadelphia has a City Planning Commission which performs the land use and environmental planning tasks. But the city also has a variety of other agencies that do other things. PIDC (Philadelphia Industrial Development Corporation) does special projects and manufacturing development. PCDC (Philadelphia Commercial Development Corporation) plans for the rehabilitation and redevelopment of neighborhood commercial districts. PRA (Philadelphia Redevelopment Agency) primarily deals with land for planning and development.

Because development has not been booming in Philadelphia there is not a big debate between pro-growth or anti-growth development forces. One dispute which has drawn some attention is new building heights. The Rouse company is planning 2 office buildings in the Center City which would be 600 feet+ which is over and above City Hall, the traditional height limit in the city. The following items were taken from conversations with planning commission personnel:

- Proposed interim changes to Center City zoning districts for downtown Philadelphia was done in draft and will go into its final changes as of spring 1986.

- Other planning efforts; plan for northern Philly the most deteriorated section of the city. CDBG funds for community rehabilitation. Process for improving buildings and lots in targeted development areas to be done.

- Draft reports and working papers for Center City planning in downtown neighborhoods covering physical planning e.g., urban form and design.

- Convention center proposal for the Reading Terminal still moving on. An executive director has been hired for the project which includes a convention center and 1200 room hotel.

- Philadelphia does not have a "linkage" program but one was discussed regarding job training. They do have a neighborhood employment fund.

- Another project is for the Amtrak/Thirty Street station a masterplan for development included a deck over the railyard and a private developer to do a private venture on the air rights.

- Another project is a suite for a new orchestral hall on Broad and Spruce Streets one block south of the Academy of Music.

- The Center City plan contains bonuses for special building features. Public open space, landscaping, and gallerys or active ground floor use.

- Philadelphia does have TDRs or transfer of development rights. It is used extensively for historic preservation of significant buildings. New tax laws will affect this.

- The Planning Commission is in the process of creating more targeted development districts within its neighborhood planning efforts in Northwest Philadelphia, Northeast Philadelphia, and West Philadelphia. Neighborhood community planners work on these areas.

Office Construction Downtown, 1950-1984
Boston and Philadelphia

	Boston	Philadelphia
Millions of square feet of office space constructed		
1950-1984	22.8	15.6
rank	8	10
1950-1959	0.3	1.3
1960-1969	4.0	2.2
1970-1979	12.3	6.3
1980-1984	6.2	5.7
Number of downtown buildings constructed		
1950-1984	48	39
1950-1959	1	4
1960-1969	13	8
1970-1979	19	14
1980-1984	15	13
rank	8	11
Average size of buildings (thousand square feet)		
1950-1984	475	400
1950-1959	285	327
1960-1969	310	281
1970-1979	648	451
1980-1984	411	441
Buildings of 1+ million square feet		
1950-1984	9	1
1950-1959	0	0
1960-1969	1	0
1970-1979	6	1
1980-1984	2	0

Office Development
Comparison of Boston and Philadelphia
(as of 1984, except where noted)

	Boston	Philadelphia
Average Annual Absorption of Downtown Space (in sq. ft.)		
1970-1979	1,231,000	631,200
1980-1984	756,667	1,005,556
1970-1984	1,083,793	747,379
Rank	6	10
Unleased Sq. Ft.	2,765,000	1,208,000
Years of supply	2.6	1.6
Rank	12	4
Office Market (1986)		
Downtown vacancy rate	8.1%	10.4%
Metro Ring vacancy rate	15.4	19.3%
All Metro vacancy rate	12.9	14.6
Downtown Office Construction		
Percent pre-leased	9.9%	27.7%
Rental Rates - Class A		
Existing Buildings Average		
Downtown	$31.00	$23.00
Outside downtown	19.00	17.00
Buildings Under Construction		
Downtown	40.00	32.00
Outside downtown	22.00	18.50

Tall Buildings

Boston: John Hancock Tower 790 ft. 60 stories

700+	2 buildings
600-700	2 buildings
500-600	8 buildings
400-500	6 buildings

total of 18 buildings over 400 feet

Philadelphia: City Hall Tower 548 ft. 7 stories

700+	0
600-700	0
500-600	2
400-500	13

total of 15 buildings over 400 feet.

Convention Site Factors
Comparison of Boston and Philadelphia

	Boston	Philadelphia
Convention City Size Rank		
Metro Area Population (millions)	3.7	4.7
Rank	6	4
Population within 400 Mile Radius	56.8	65.5
Rank	10	9
City-Wide Hotel Rooms	16,200	14,000
Rooms	13	15
Rank	5,000	757
Within Walking Distance	6	23
Rank		
Number of Direct National Airline Flights	105	101
Rank	9	12
Cumulative Total 5 Rankings	44	63
Rank	5	13

Comparative Hotel Market Statistics
(First 9 Months of 1986)

	Boston	Philadelphia	USA
Occupancy Rate (%)			
1986	72.5	63.8	66.7
1985	69.5	60.2	67.0
percent change	+4.3%	+5.9%	+.5%
Room Rate ($)			
1986	$88.50	$65.07	$65.38
1985	86.50	61.52	63.32
percent change	+2.3%	+5.8%	+3.3%

Convention Facilities
Comparison of Boston and Philadelphia

	Boston	Philadelphia
Exhibit Space		
Prime Facility		
1986	150,000	382,000
1989	233,100	--
Largest Single Hall		
1985	100,000	283,000
1989	130,400	--
Meeting Space		
Prime Facility		
1985	12,000	24,000
1989	78,000	--
Hotel Rooms within Walking Distance	5,000	757
National Convention and Trade Show Events (1983)	92	140
Rank	13	9
National Convention and Trade Show Delegates (1983)	114,823	139,986
Rank	15	13
Total International, National, Regional, and State Conventions, and Trade Show Events (1983)	125	144
Rank	15	12
Total Delegates	221,383	171,711
Rank	14	16

City Government Revenue and Expenditures
Comparison of Boston and Philadelphia, 1981

	Boston	Philadelphia
City Government Finances, 1981*		
General Revenue, Total ($ millions)	984.1	1,564.9
Intergovernmental ($ millions)	361.6	481.2
Taxes, Total ($ millions)	495.8	844.3
Property, Percent of All Taxes	98.8	23.9
Property Tax Per Capita (dollars)	870.0	500.1
Percent from Sales and Gross Receipts	0.0	0.9
Percent Income Tax	0.0	66.0
General Expenditures, Total ($millions)*	874.8	1,630.6
Per Capita (dollars)	1,554	965.9
Percent of Total for:		
Education	31.1	0.7
Highways	2.2	3.3
Health & Hospitals	10.4	6.3
Police Protection	8.1	12.6
Sanitation & Sewerage	3.9	20.5
Percent Change in Constant Dollar** Expenditures 1975-1982	-33.2	-13.6
City Government Employees, 1982	18,677	32,228
Percent Change 1975-1982	-25.0	-15.1

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